App. F. IX—4

Previous References.

(195 [illegible]
GB.

File No. 27·54

Serial Nos. 1

Later References.

MYSORE GOVERNMENT SECRETARIAT

Serial Nos. 1

P37/E

Part B for April 1954

SUBJECT

Bangalore Development Committee report — regarding Enforcement and control of Development.

WD 0249—GPB—25,000—16-9-55

6984/m
9321/R (a)

Serial No.

Letter No. B.D.C. 57/52-53 dt 6/9-12-52 from the Secretary Bungalore Development Committee re enforcement & control of Development

submitting the report which is for perusal. Action has to be taken in the Trust Board section, in the corporation section in the Village Panchayet section & Revenue Branch. Hence, four copies of the report will got be typed in the first instance.

Mra 22/12

pl get the extra copies typed.

22/12

5 copies typed

2. The following branches may be requested to take a copy of the report & return the file.

(a) L.R. branch.
(b) L.B. Branch (V.P. Section)
(c) Corporation Section.
(Rl. branch)

A copy of the report of the committee to curb the growth of unauthorised constructions has already been sent to these branches.

Mra 13/1

3. Addl Secy & Revenue

13/1/53

17/1

19/1

4. A copy of the report is taken and the file returned herewith. The file to Rl Branch for perusal before returning this file to Addl Secy

20/1

Addl Secy

21/1

GENERAL & REVENUE SECRETARIAT
22 JAN 1953
NOTE-TAKING BRANCH

Enforcement and Control of development

File No. 6984/RL of 19 .

General and Revenue Secretar

Serial No.

6. For taking a copy.
Asstt
24/1 to Asstt LB)

7. Copy taken.
Receipt for)

23/1/53.

8. Corporation section to take a copy & return the file.
30/1

9. Copy taken
30/1/53

10. A copy of the report has been sent to the Rev. Branch, LB. branch and the corporation. A copy is taken separately for further needful action in the Trust Board section. A draft go is put up in regard to the report. (Receipt of further report will be awaited)
12/3 — pending the receipt of final, the report now received may perhaps be re-considered. Hence a draft go is put up)

11. There is the need for this G.O. C.W to pl discuss
17/3

1913

12. There is no need for this G.O. at this stage. Let the final report be received
3/3

Serial No.

13. Final report has not so far been received. A draft Dr. reminder is pndng — Ref from 12 above.

Mr 11/6.

14. For appl

SR 12/6

Mr 8/6

Secy
Dy

SECRETARY TO GOVERNMENT
20 JUN 1953
L. S. G. DEPARTMENT

2389

To

15. Dft 25/6 Dy

The Secy, B.D.C,
Cubbon House B'lore.

L 8805 / dt 29-6-53.

Reminder.

Dy 26/6/53.

Sws Mr 8/7

Letter No. 1498 / 53-4 dt 6-7-53 from the Chairman, B.T.B. on the subject.

16. submitted for perusal. The receipt of final report will be awaited.

17) Mr 27/7

Sws A Mr 28/7

Mr 25/7.

SR 25/7

Letter No. 1023 dt 3-12-53 from the Chairman to Secy of the Committee.

18) The report in its final form, as promised by the Secy is not yet received. pending its receipt, a

Note.—Contn. Sheet

Report of the Bangalore Development Committee. [App. F. III-2

Mysore Government Secretariat | File No. of 195

WD 03547—GPB—40,000—14-8-53

Serial No.

27) A draft letter is put up to the Director of Printing to get printed copies of the report within a week.

Mra 19/2

28) Done

15/2

To,

The Director of printing

R 15304 & 19-2-54

calls for copies of the report.

Letter dt 20-3-54 from Sri. N. Radha Rao acknowledging the receipt of letter.

29) Only six copies of the report have been received from the Chairman, B.D.B. No copies have been received so far from the Director of Printing.

30) Of the six copies received, one is retained by the Secy and one by the Asst. Secy. one copy has been sent to the Secy Govt of Uttar Pradesh. one copy is given to the Corporation section.

31) Extract of 52 (in chapter VII re Slums) in page 45 of the report is taken & referred to the Corporation section for incorporating the provisions of Rent Act

today is re 8/4/54

Note.—Contn. Sheet

Report of the Bangalore Development Committee

5514 C — File No. 7680 of 105

General and Revenue Secretariat

Serial No.

Act in the bill proposed to amend the corporation Act. Extract of chapter XV (page 87 of the report) re Drainage is also taken for being putup with the main file re Drainage scheme as recommended by the Committee constituted to examine the question of Drainage disposal in Bangalore.

32) A draft is putup to all the Secretaries to govt forwarding a copy of the report to each of them for examining the recommendations of the committee pertaining to their departments, a copy being sent to the corporation section also. (After issue of these, the questions re T.B. section will be examined) — pending the receipts of reports

Mrs 7/4

SMS 7/4

33) Issue. Addon a seperate letter to Chairman typed 25 copies

7/4

34) A draft letter also putup to the chairman, B.T.B. After receipt of copies, the letter addressed to the Secretaries will issue.

Mrs 8/4

35) Issue

1191 & 10-4-54

7

Serial No.

Letter No. 142/54-55 & 12-4-54 from the Chairman, B.T.B.

36) only ~~five~~ 7 copies of the report with 8 copies of the Summary of recommendations are received. A copy of the report with a copy of the Summary of the recommendations will be sent to each of the secretaries.

Mr 15/4

37) yes

Sly

L 473-80 & 15/4/55

38) With a view to following up the recommendations of the Committee without losing sight of any point and to determine which branch of the Secretariat should deal with the particular matters contained in the report, it appears advisable to form a small committee consisting of the following officers :—

(1) Secy, Legal & Planning Affs.
(2) Chairman, B.T.B.
(3) Comm., Bangalore Corporation
(4) Secy, Revenue Deptt.
(5) Secy, Home Do.

39) one or two preliminary meetings

Note.—Contn. Sheet

Report on the Bangalore Development Committee.

File No. 7680/ml of 195 .

Mysore Government Secretariat

Serial No.

may be held to draw up details of the ways of implementing the recommendations. If necessary, this Committee may also meet every month to watch the progress made. ~~Two weeks.~~

40) Proposals in paras 38 & 39 are for orders.

M. 22/4

SRV 26/4 I am strongly of opinion that formation of a committee is thoroughly unnecessary. The Case worker should take stock of the recommendations that have to be dealt with in the HL Branch & pursue the matter. This file may be closed

SRV

A 7772 18 JAN 1956 MUNICIPAL BRANCH

Extract of the following is already taken for taking relevant action

(1) Paras 3 — Introduction in page 1 — D.O. 54-33

(2) Chapter VII page 64 — DO.

(3) Para 118 (page 86) — DO

(4) Paras 162 & 164 — DO

(5) Re chemin (page 45) — in the corporation section

B Rs.

ITB 37-52-25

GENERAL & REVENUE SECRETARIAT
6987
17 DEC 1952
MUNICIPAL BRANCH. BB

B.D.C. No. 57/52-53
Encls. 13. D. 9. 12. 52

OFFICE OF THE
BANGALORE DEVELOPMENT COMMITTEE
No. 2, Cubbon House, Cubbon Road,
Bangalore, Dated 6th December 1952.

To

SECRETARIAT G.C. & M.E.
9 DEC 1952
L.S.G. DEPARTMENT

THE SECRETARY TO GOVERNMENT,
Local Self-Government Department,
Bangalore.

Sir,

Re: Enforcement and control of development.

Requires early examination and implementation

S: MA

I am directed to invite reference to - Government Order No.7859-68/I.T.B.32-51-13 dated 22-8-1952 recording the Interim Report of the Committee constituted under the Chairmanship of the Revenue Commissioner to - examine the question of unauthorised constructions in the City of Bangalore and its surroundings, and directing that the said Committee be wound up as the subjects dealt with by it were fully covered by the Bangalore Development Committee which has a larger personnel and more comprehensive terms of reference.

In the Interim Report referred to above, - certain recommendations have been made with a view to - check the growth of the evil of unauthorised constructions in and around Bangalore. It is understood that Government are in general agreement with these suggestions and action is being taken to implement them.

The recommendations made by that Committee were gone into by the Bangalore Development Committee - also at its Meeting held on 20-11-1952, with the object of studying how far their implementation would facilitate the drawing up of a comprehensive plan for the future development of Bangalore and what further sugrestions if any

could be offered by the Development Committee in the matter. A Note embodying the views of this Committee is attached. It will be seen that while this Committee generally agree with the recommendations made by the former Committee, they have suggested certain additions and modifications for the consideration of Government.

Yours faithfully,

(C.G. Ramaiya)
JOINT SECRETARY.

N O T E

re:

ENFORCEMENT AND CONTROL.

Planning, if it is to be systematic and effective, would require comprehensive legislation, preferably of an - All India pattern, on such matters as the powers to be vested in the Planning Authority, the principles for determining - compensation payable in respect of properties acquired for municipal purposes, the system of levying betterment fees etc. It is understood that this matter is engaging the attention of the National Planning Commission and that the State Government have also addressed the Union Government with a view to the elucidation of the constitutional issues involved.

2. Meanwhile, there are serious City problems which require to be tackled urgently under the existing law with such adaptations thereof as may be immediately practicable. One of these problems relates to the haphazard erection of buildings and huts in various places within the Corporation limits and in nearby villages, without regard to the elementary needs of street planning or sanitation. A recent survey made by the Municipal authorities has disclosed the existence of no less than 77 such slum areas where more than 80,000 people are living in some 13,900 huts. Apart from these hutments, buildings of a fairly substantial character have been erected in irregular clusters in revenue lands (i.e., lands assessed to land revenue or subject to payment of jodi) both within the City limits and on the outskirts. Land values have risen and speculation in land is much in evidence.

3. The law makes ample provision for controlling the erection of buildings (including huts) by making it obligatory on the part of persons proposing to erect any such structures to obtain the previous permission of the appropriate authority.

The licensing authorities are the Municipal Commissioner for the Corporation area (Sections 240,244,245, 255-77 - Corporation Act), the Trust Board for any area comprised in the Improvement Scheme (Section 21 of the City of - Bangalore Improvement Act) and the village panchayet for the village or villages within its jurisdiction (Section 29 of the Village Panchayat and District Board Act). If the land on which a building (other than a bona-fide Farm-house) is sought to be constructed is agricultural land assessed to land revenue, the permission of the Deputy Commissioner should be obtained in addition to the - building license given by the concerned local body - (Section 63 of the Land Revenue Code). The Deputy Commissioner in granting permission may require the occupant to pay a conversion fine which, under the existing rules, is fixed at between Rs.3,000/- to Rs.4,000/- per Acre.

Penalties are provided for unlawful building and the authorities concerned are competent to direct that structures unlawfully built shall be altered or if necessary even demolished.

There seems to be some misconception about the powers of local authorities in respect of building on Inam lands. Section 63 of the Land Revenue Code did not proprio vigore apply to Inam lands and therefore no permission was required from the Deputy Commissioner to use such lands for building purposes, nor could any conversion fine be imposed on them and credited to Government. If the - holder was specially empowered in that behalf he could himself exercise the powers of the Deputy Commissioner under Section 63 (and 64) of the Land Revenue Code and appropriate to his own use the conversion fine if any levied - from a tenant. Recently, the law has been amended in this respect but even before that amendment took place, building on Inam ~~ax~~ land undoubtedly required permission from the Municipal Council (Corporation), Trust Board or Village-

5

Village Panchayat, as the case might be. In respect of four villages, viz., Jodi Kempapur Agrahar, Jodi Kacharakanahalli, Jodi Lingarajapura and Jodi Devarajeevanahalli a Notification was issued by Government in April 1936 under Section 29-A of the Village Panchayat Act, --prohibiting the construction of any building except with the permission of the Deputy Commissioner. Among other relevant provisions of law to be considered in this context, attention may be invited to the following:-

Sections of the City of Bangalore Municipal Corporation Act.

243. Prohibition against use of inflammable materials for buildings etc., without permission.

248. (5), (6) and (7): Refusal of approval to a site for building, or of permission to construct building on the grounds of - (i) streets not having been made as required by Sec. 225;

(ii) of the proposed building encroaching on Government or Municipal land, and -

(iii) non-access to such building from any street by a passage or pathway not less than 12 feet wide;

260. (4), (5) and (7): Refusal of permission to construct hut on the grounds of --

(i) Streets not having been made;

(ii) lack of adequate draining of the land, inadequate lighting;

(iii) encroachment on Government or Municipal land.

264. Power of the Commissioner to make an order - requiring demolition work unlawfully executed, or not in conformity with rules, bye-laws etc.

265. Commissioner's power to require the owner to fence off, take down, repair etc., dangerous structures, or do the work himself.

280. Power of Commissioner to require owners or occupiers in respect of insanitary buildings, to take steps to remove danger to public health or safety.

281. Power to prohibit further use of building unfit for human habitation, until the cuases rendering it unfit for that purpose are removed.

282. In the case of a dwelling places over-crowded as to endanger the health of the inmates thereof the Commissioner may apply to a Magistrate to abate such over-crowding by reducing the number of lodgers tenants etc.

381. Fixing penalties (fines) for unlawful building.

6

In the City of Bangalore Improvement Act, 1945, a special provision (Section 25) was made declaring that no person shall form or attempt to form any extension or lay out for the purpose of constructing buildings thereon, and imposing penalties for contravention of the provision. (This Section has since been amended and amplified as explained later).

Inspite of this impressive array of legal provisions making it obligatory for intending builders to obtain permission (and in some cases a two-fold permission) for the erection of any building or shed and clothing the authorities concerned with the requisite powers, the evil of unlawful and indiscriminate building has remained unchecked and assumed the proportions of a major civic problem. . It may be that there is some ambiguity or loophole, here and there, in the existing law but this is not so significant as the failure of the concerned authorities to exercise even their undoubted powers. From time to time, efforts have been made to remedy the evil but not on a scale or with the sustained energy necessary to secure any tangible result.

The matter has recently been examined by a special Committee appointed by Government in Government Order No.L.7473-81/ITB.32-51-2 dated 11th October 1951. A summary of the recommendations made by the Committee with a view to tighten up control and check indiscriminate and unhealthy developments is appended. Broadly speaking, these recommendations seek --

(a) to ensure greater coordination between the authorities invested with power to grant permissio for building;

(b) to enhance penalties for unlawful building and provide for the infliction of imprisonment, as well as fine on offenders,

(c) to obviate interference by the Standing Committee and the Municipal Corporation with orders passed by the Commissioner in certain cases.

While we agree generally with these recommendations which we understand, have also received the tentative approva

approval of Government, we record the following observation by way of offering alternative suggestions on a few of the points involved:

As stated already, Section 25 of the City of Bangalore Improvement Act which prohibited the formation of Extensions and Layouts by any person has proved to be a dead letter. If has since been amended and provision has been made for mutual consultation between the Croporation and the Trust Board as regards any layouts or Extension proposed to be formed within the local limits of the Corporation. But it is very much to be doubted whether this is sufficient to avoid conflict between the two local bodies and ensure strict enforcement. "Layout" and "Extension" are somewheat vague expressions and do not admit of easy definition. A couple of houses built, after obtaining individual permission from the Municipal authorities may ultimately prove to be the nucleus of a colony or housing estate and it would be difficult to determine at what stage such activities would attract the provisions of Section 25 of the City of Bangalore Improvement Act. The purpose and chief ingredient of a layout or extension is the erection of buildings and if the Corporation authorities continue to give building licenses, they should obviously be empowered also to sanction, with the concurrence of the Trust Board, the formation of layouts and extensions by private parties within the local limits of the Corporation. Considerations of administrative convenience also point to the same conclusion as the Trust Board has not, while the Corporation has, or can afford to have, sufficient staff to keep an eye on building activities in the different parts of the City and bring to notice any cases of suspected infractions of law. The Corporation authorities have also the advantage of being able to requisition the cooperation of the Police under Sections 428 and 429 of the Corporation Act.

In the belt area also, it is inadvisable to dissociate the power of granting building licenses from the power to sanction layouts. The City Improvement Trust Board is already vested with the latter power. It should now be invested with power to issue house building licenses also in Panchayat areas within its jurisdiction. This would require an amendment of Section 30 of the Mysore Village Panchayat and District Board Act so as to enable the Government to delegate the power of granting building permission to any officer whom it may empower in this behalf. So far as rural areas in Greater Bangalore are concerned this Officer would be the Chairman, City Improvement Trust Board. It may be noted that the amendment just proposed would simply restore the phraseology of Section 29-A of the Village Panchayet Act of 1926 before its recent repeal.

The observations made above refer only to private layouts. As regards extensions and improvements to be carried out by the Trust Board itself, whether within or beyond the local limits of the Corporation, the existing practice and provisions of law appear to be quite suitable.

As a further measure of integrating authority as well as responsibility in any given area in a single agency, we have considered the question of the possibility of vesting the authorities of the Corporation and the Trust Board with powers under Section 63 and 64 as regards revenue lands in their respective jurisdictions. We have come to the conclusion that such a step is neither feasible nor necessary. It would be sufficient for all practical purposes if executive instructions were issued by Government that the Deputy Commissioner should reject any application for conversion of land for non-agricultural purposes unless it is accompanied by a no-objection certificate from the Commissioner of the Chairman,City Improvement Trust Board, as the case may be.

The Committee appointed under Government Order No. L.7473-81/ITB.32-51-2 dated 11th October 1951 had recommended that a substantive sentence of imprisonment (in addition to fine) should follow a conviction for the contravention of building laws. While agreeing that punishment should be deterrent, we doubt if it is necessary to make it compulsory to award imrisonment in all such cases. The Town Planning Legislation elsewhere, the power to enforce alteration or demolition of buildings (in addition to the imposition of fines, costs etc.) is considered a drastic enough remedy. However, if public opinion is not greatly opposed to the proposal of the former Committee regarding imprisonment of offenders, we for our part, can have no serious objection to urge against it.

AGENCY FOR REPORTING BREACHES OF LAW.

One of the weakest links in the chain of control at present, is the absence of a proper agency to watch vigilently cases of contravention of law and facilitate the taking of prompt action against the delinquents, and this is particularly the cases in respect of revenue lands. Village Officers resident in the village should be enjoined to report to the Trust Board, without delay, any cases of infringement and they may be given a small honorarium for the work. The Trust Board may also employ a few special Revenue Inspectors to collate these reports and supervise and ensure by frequent personal inspections that no cases escape notice

The Corporation also should have a similar vigilance Staff for the local area within the Corporation limits.

We notice that Government have recently issued instructions to the Trust Board, and possibly also to other authorities concerned, to take stringent action to remove unauthorised structures etc., This new campaign would be greatly helped if it was coupled with measures

measures to provide alternative accommodation for the dishoused people. The Chairman, City Improvement trust Board, may be asked to prepare the necessary plans on an emergency basis in consultation with the Municipal Commissioner and the Deputy Commissioner, as the case may be be, and include therein proposals for maintenance for a couple of years in the case of layouts which are mainly in the nature of temporary hutments.

AMD)

"Copy"

C P Ramaiya

Joint Secretary,

Bangalore Development Committee

Appendix // //

Recommendations of the Committee appointed in G.O.No.L.7473-81/ITB.32-51-2 d/11-10-51.

A. Amendments to existing Enactments and Rules.

I. The City of Bangalore Municipal Corporation Act.

(i) The words 'Layout' and 'Private layouts' should be defined.

(ii) In Section 16, under delegation of Commissioner's ordinary powers, Sections 264* and 282* to be deleted (so as to permit the Commissioner to delegate his powers under these two sections also, to other Municipal Officers). Commissioner's powers under Section 264 to be delegated to the Corporation Engineer and powers under 281 and 282 to the Health Officer, with a right of appeal to the Commissioner whose orders should be final, no further appeal lying to the Standing Committee or the Corporation.

* 264. Power of Commissioner to make an order to demolish or alter unauthorisedly constructed structures.

* 282. Power of Commissioner to require the owner of a building to abate over-crowding by reducting the number of lodgers etc.

(iii) To confer emergency powers on the Commissioner to give a notice of 24 hours and to demolish structures unauthorisedly when he apprehends that the unauthorised structures will be put through in spite of notice and that such progress will cause grave difficulties for demolition later.

(iv) To amend Section 264 suitably.

II. The City of Bangalore Improvement Act, 42. Amending Act 1952.

(i) The words 'Layout' and 'Private layouts' to be defined more fully to take note of laying out of roads, streets, parks and other amenities, public building sites for dwelling houses, shops etc. and also to include laying out of electricity, water supply and drainage.

(ii) Section 25 of the Trust Board Amendment Act 1952 to be amended to include the Corporation also.

(iii) In Section 25 (9) of the Trust Board Act, in addition of fine of Rs.1,00/-, imprisonment for a period of six moths should be added.

III. The Mysore Land Revenue Code.

(i) The words 'Farm building' and 'dwelling house' in Section 63 to be defined, clearly indicating therein the dimensions and character of such structures.

12

(ii) Section 63 to be suitably amended to make it mandatory on the party of occupants holding agricultural lands within the jurisdiction of the Corporation or Trust Board to obtain prior permission of the Deputy Commissioner for the construction of farm buildings and dwelling houses. In the alternative a provision on similar lines may be made in the Corporation Act and the Trust Board Act.

(iii) In Section 64, the three months' time limit provided for the orders of the Deputy Commissioner, to be deleted.

(iv) In Section 64, provision should be made for the prosecution of the occupants who unauthorisedly put to use agricultural lands for building purposes; it should be made punishable with imprisonment upto three months and with fine extending upto Rs. 1,000/-

(v) In Section 64-A, instead of the word 'may' occuring in the first line, the word 'shall' to be inserted, and all the portion from 'on the application of the holder' and onwards to end of the section to be deleted.

(vi) Following proviso to be added to Section 63:

"Dividing any holdings into portions capable of being utilised as building sites shall be deemed to appropriating the land for non-agricultural purposes."

IV. Rules under the Mysore Land Revenue Code.

(i) In Rule 60, the words 'Shall not be less than' to be substituted for the words 'shall not exceed'.

(ii) In Rule 61, consequential amendment to be made regarding the penalties provided in Section 64 of the Land Revenue Code.

V. The Mysore Village Panchayet & District Board Act,1952.

(i) Below Section 30, a provision similar to the old Section 29-A (of the Mysore V.P.Act) without the proviso, to be incorporated.

(ii) In sub-section (3) of Section 30, the words 'fine which may extend to two hundred rupees' to be substituted by the words 'imprisonment not exceeding one month and fine which may extend upto Rs. 1,000.'

(iii) In sub-section (4) of Section 30, between the words 'Government' and 'may', add the words 'or any other Officer authorised by Government'

(iv) In Section 168, the limit of fine to be enhanced from Rs. 50/- to Rs. 1,000/-.

(v) Section 169 to be amended so as to read:

> "The Village Panchayet, or in the case of a Village Panchayet lying within the Trust Board limits, the Chairman, City Improvement Trust Board, may direct any prosecution for any public nuisance whatever etc....."(in the case of Village Panchayets lying within the Trust Board belt area, the present proviso should be amended to extend the period for laying a prosecution upto three years from the date of commission of the public nuisance).

2. The provisions regarding demolition of unauthorised constructions and the penal clauses contained in the several Acts should be made more deterrent.

3. The several amendments suggested should be so worded that they should have particular reference to the Bangalore Corporation area and the Trust Board limits.

B. Issue of Executive Directions or Rules under present Enactments.

(1) To the Corporation and the Trust Board.

Applications received by the Corporation or the Trust Board for the issue of building licenses on revenue lands situated within their respective jurisdiction, should be rejected, unless accompanied by a certificate from the Deputy Commissioner certifying authorisation by him of the conversion of such revenue lands for non-agricultural purposes.

(ii) The provisions in the present Corporation Act should be enforced rigorously and without discrimination so that the large number of unauthorised constructions -- in Corporation, Trust Board and Revenue lands -- is minimised.

(iii) If Sections 264 and 282 are deleted from the list of exemptions mentioned in Section 16 of the Corporation Act, as proposed above, the Commissioner will be enabled to delegate his powers under section 264 to the Engineer of the Corporation and under Sections 281 and 282 to the Health Officer.

(2) To the Deputy Commissioner:

(i) In order to avoid the use of agricultural lands for non-agricultural purposes in the area within 3 mile belt, the Deputy Commissioner, in regard to all applications under Section 64 of the Land Revenue Code, should automatically endorse the applicants immediately not to proceed with any construction till he passes final orders. There is no objection however to the Deputy Commissioner, in consultation with the Trust Board, granting the necessary permission after investigation later on.

(ii) The Deputy Commissioner should take strong and necessary action regarding constructions on revenue lands outside the Corporation area and outside the Trust Board layouts.

Additional penal measures suggested to check the evil of unauthorised constructions:-

(i) Unauthorised constructions, not conforming to the Bye-laws, should be demolished, in addition to levying and collecting not less than 25% of the cost of construction.

(ii) Unauthorised constructions conforming to the Bye-laws and found to fit in with the Master-Plan and approved layouts, if any, are not to be demolished, but a fine not less than 25% of the cost of construction to be levied and collected in addition to such other charges as may be imposed under the Trust Board Act.

(iii) Minor deviations from standard plans to be dealt with in accordance with present rules and Bye-laws strictly.

(iv) Provision to be made in the Corporation and Revenue Acts for the prosecution of persons unauthorisedly constructing buildings, with a punsihment extending to one month's imprisonment and fine upto Rs.1,000 and making it obligatory on the part of the Magistrate, in case of conviction, to order the demolition of the unauthorisedly constructed building if it does not fall under (ii) or (iii) above, the cost of such demolition being ordered to be recovered as fine and to impose a default sentence if the fine be not paid on demand.

C. F. N[illegible]] **GOVERNMENT OF MYSORE**

No. 14986/53-2 **OFFICE OF** the Secretary,
Encls. Bangalore Development Committee,
"Cubbon House", No. 2 Cubbon Road,
C.I.Trust Board Building, Bangalore

Date 6th July 1953.

To

The Secretary to Government,
Local Self Government and Planning Departments,
Bangalore.

Sir,

With reference to your D.O.No.3805 dated 29th June 1953, I am desired to state that the draft of the Report is ready for final consideration of the Committee.

The matter is being set in type in the Press. As soon as the Press is able to give proofs, the report will be finalised and sent to Government.

Yours faithfully,
D.S.R.Rao
6/7/53
(D.S.R.Rao)
Secretary.

AMD)

C. F. No. 45]

GOVERNMENT OF MYSORE

GENERAL & MUNICIPAL BRANCH. 5514 3

Tele gram / phone

OFFICE OF Engineer Officer,
The Bangalore City Improvement
Trust Board, Bangalore.

No. 1023
Encls. 2 plan and a Report.

OF MINISTER FOR PUBLIC WORKS, LABOUR & L-SELF GOVERNMENT. 7 - DEC 53 No 4115

Date 3rd December 1953.

To

The Secretary to Government,
L.S.G. & Planning Departments,
Bangalore.

7671 4 3 1953

Sir.

Subject: Report of the Bangalore Development Committee appointed in G.O.No.L.15125-36-ITB/35-51-1, dated 18th March 1952.

for perusal in the first instance

****

I am directed to enclose a copy of the report of the Bangalore Development Committee for information and necessary action on various recommendations made in different chapters. A proof copy wherein are incorporated in manuscript all the amendments made at the meeting of the committee convened to adopt the report is only sent. The report in its final form is now under print and copies will be sent to Government as soon as they are received from the press.

The following maps are also enclosed.

1) A Map of Greater Bangalore showing the present and proposed land use as recommended by the committee.

2) A Map of Bangalore and its surroundings showing the existing and proposed boundaries of the Corporation of Bangalore, the proposed Green belt around Bangalore and the area beyond that is likely to come under the sphere of Greater Bangalore.

Yours Faithfully,
D.S.R.Rao
Engineer Officer and Secretary,
Bangalore Development Committee

Dn/3-12.

K HANUMANTHAIYA
CHIEF MINISTER,
MYSORE STATE.

Bangalore-1
February 19, 1954.

D. O. No. L. 15301

Dear Shri Madhava Rau,

Government received the report of the Bangalore Development Committee on the 4th December, 1953. We were unable to consider it immediately in view of the Prime Minister's visit and the Session of the Legislature. The Cabinet considered the report at a meeting today. Government desire to place on record the exceedingly good work that has been done by you and the members of the Committee. You have made an exhaustive study of the problems connected with the development of Bangalore City and recommended the steps that have to be taken to ensure the healthy and orderly growth of the City. Government are examining the ways and means of implementing the recommendations and hope to pass orders very soon.

My colleagues in the Cabinet and I thank you for having undertaken the responsible task at the request of Government and having given the benefit of your mature advice and wisdom to us.

With kind regards,

Yours sincerely,

(K.Hanumanthaiya)

PRADHANA SHIROMANI
Shri N. Madhava Rau, B.A.,B.L.,
Retired Dewan of Mysore,
Basavangudi,
Bangalore-4.

19

Bangalore-1,
February 19, 1954.

CHIEF MINISTER,
MYSORE STATE.

D. O. No. L. 15301

Dear Shri Madhava Rau,

Government received the report of the Bangalore Development Committee on the 4th December, 1953. We were unable to consider it immediately in view of the Prime Minister's visit and the Session of the Legislature. The Cabinet considered the report at a meeting today. Government desire to place on record the exceedingly good work that has been done by you and the members of the Committee. You have made an exhaustive study of the problems connected with the development of Bangalore City and recommended the steps that have to be taken to ensure the healthy and orderly growth of the City. Government are examining the ways and means of implementing the recommendations and hope to pass orders very soon.

My colleagues in the Cabinet and I thank you for having undertaken the responsible task at the request of Government and having given the benefit of your mature advice and wisdom to us.

With kind regards,

Yours sincerely,

(K. Hanumanthaiya)

PRADHANA SHIROMANI
Shri K. Madhava Rau, B.A., B.L.,
Retired Dewan of Mysore,
Basavangudi,
Bangalore-4.

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Pradhana Siromani
N. Madhava Rau, B.A., B.L., C.I.E.,
Chairman,
Bangalore Development Committee.

Bangalore,

Dated, 27th July '53.

D.O.No. 1949

28.7.53

Item will go through

Dear Sri Hanumanthaiya,

The work of the Bangalore Development Committee is nearing completion. As you have always taken keen interest in the development of Bangalore both as a former President of the City Municipality and at present as Chief - - Minister, I am sending you in advance a summary of ~~our~~ tentative recommendations of the Committee for - - your information. We hope to finalise them at the next meeting of the Committee on 1st August.

Yours sincerely,

N Madhava Rau

To

Sri K. Hanumanthaiya, B.A., LL.B.,
Chief Minister to the Government of
Mysore, Bangalore.

A/s. with
Please Lyfcd
Please
in Connection

25/7

27/7

S. 179

MR. N. MADHAVA RAU.

HIMALAYA
BASAVANGUDI
BANGALORE.

7680
1 MAR

24

OFFICE OF THE CHIEF MINISTER
No. P. 3913
Date 26.2.54

20th February, 1954.

Dear Shri. Hanumanthaiya,

I am writing to acknowledge, with sincere thanks, your D.O. letter No. I530I dated I9th Inst. expressing the appreciation of the Mysore Government of the work of the Bangalore Development Committee, of which I had the privilege of being Chairman. I am parti- grateful to you and your Colleagues in the Cabinet for the extremely generous reference you have made to my own share in the Committee's work.

With kind regards,

Yours Sincerely,

N Madhava Rau

Shri.K.Hanumanthaiya, B.A., LL.B., Chief Minister, Mysore State.

L 191
10/4/53

Dear Sir,

I am desired to request you to kindly arrange to send 25 printed copies of the Report of the Bangalore Development Committee, immediately, for reference in this office.

Yours sincerely,

Sri. R. Madhavan, B.E.,
Chairman,
City Improvement Trust Board,
Bangalore.

Jain Dpt.

knr-2/7.4

93

Sri P.Ramappa, B.A.(Hons),
Personal Assistant to the Chairman,
City Improvement Trust Board.

Bangalore 1,
Dated 12th April 1954

D.O.No. 142/54-55.
E.(16)

Dear Sir,

With reference to your D.O.letter No.L.191 dated 10th April 1954, requesting me to send 25 printed copies of the Report of the Bangalore Development Committee, I write to state supply of copies of Reports are awaited from the Government Press. However I am herewith enclosing the only available 8 copies of each of the Report and Summary of Recommendations for your immediate requirement.

In this connection I am to state that the Director of Printing, Stationery and Publications in Mysore, Bangalore, has been requested to supply you direct about 20 copies the Report and Summary of Recommendations of Bangalore Development Committee immediately.

Yours sincerely,

P.Ramappa
12.4.54

S:MA

Sri V.Hanumanthappa, B.A.(Hons),
Assistant Secretary to Govt.,
Municipal Branch,
Bangalore.

AMD)

Appendix F.G—1]

SUBJECT.....

.....

.....

Section GB.

File No. 37-84

Serial No. 1

Diary No. of letter replied to .....

No. L 4393-80/15-6-53

To

The secretaries to govt.

Sir,

I am directed to send herewith two copies of the report of the Bangalore development committee constituted in govt NL 15125-36/2 dt 18-3-52. The recommendations of the committee pertain to various aspects connected with the future development of Bangalore and on which action has to be taken in the different departments of the secretariat. I am to request you to examine

Mysore Government Secretariat

( )

the *195*

Date of issue.....

Signed by .....

List of enclosures.....

Copied by.....

Examined by.....

WD 03545—GPB—40,000—25-6-53

AM/5/54

of
Such recommendation

contained in the report

pertaining to the Deptt work you control

on the feasibility of its implementation.

and communicate the decision

taken after such consideration

to the chairman, C.I.T. Board,

Bangalore

In view of the importance of the

matter, I am to request you kindly

to pay special attention to

this and deal with it on

top priority basis.

Yours faithfully

7/4

for Secy.

Encl:-

copy of the above with a copy of

the report to the corporation section

of the municipal Branch for

necessary action.

7/4

GOVERNMENT OF MYSORE

MYSORE GOVERNMENT
GENERAL AND REVENUE SECRETARIAT,
(Municipal Branch)

No. L 423-80
97B 2)-54-1

Dated, Bangalore-1, the 15-4-54

From

The Secretary to Government of Mysore,
L.S.G. & Planning Departments.

To

The Secretary to Government of Mysore.

Sir,

I am directed to send herewith two copies of the report of the Bangalore Development Committee constituted in Government Order No.L.16125-16/ITB. 31-D1-1 dated 10-3-1953. The recommendations of the Committee pertain to various aspects connected with the future development of Bangalore and on which action has to be taken in the different Departments of the Secretariat. I am to request you to examine each recommendations contained in the report pertaining to the Departments under your control on the feasibility of its implementation and communicate the decision taken after such consideration to the Chairman, City Improvement Trust Board, Bangalore.

2. In view of the importance of the matter, I am to request you kindly to pay special attention to this and deal with it on TOP PRIORITY basis.

Yours faithfully,

(T.Hanumantha Raja)
For Secretary to Government,
L.S.G. & Planning Departments.

knr-10/7.4

REPORT OF THE BANGALORE DEVELOPMENT COMMITTEE.

CHAPTER I.

Introductory.

The City of Bangalore has grown very fast during the last two decades. ~~The City which was originally planned for a population of 3 lakhs has now to cater for nearly a million~~. The result is overcrowding and sporadic construction of houses which has produced slum conditions in some parts of the City. Planning both for the present and the future has become very urgent. Considering the situation in all its aspects, the Government of Mysore appointed a Committee designated "Bangalore Development Committee" to examine all connected problems and to draw up a comprehensive general plan of development both for the City of Bangalore and some of the adjoining rural areas which may be expected to become parts of Greater Bangalore. The Government Order, dated 18th March 1952, appointing the Committee is printed as Appendix A

has been

with housing and other facilities, available or planned for a population of about 4 lakhs, the city has had to accommodate nearly a million people.

PERSONNEL OF THE COMMITTEE.

Chairman :

Pradhana Siromani Sri N. Madhava Rau, B.A., B.L., C.I.E.,
Retired Dewan of Mysore.

Vice-Chairman :

(1) Sri C. N. Narasinga Rao, B.A., B.L., : *Up to 31-5-1952.*
Sri K. Henjerappa, B.A., B.L. : *From 1-6-1952 to 13-10-1952.*
Sri R. Madhavan, B.E. : *From 10-11-1952.*
Chairman,
Bangalore City Improvement
Trust Board.

Members :

(2) Sri B. V. Lankappa, B.A., LL.B. : *Up to 12-1-1953.*
Sri P. Hanumanthiah : *From 13-1-1953.*
Mayor,
Bangalore City Corporation.

(31)

(3) Sri N. S. Hirannayya, M.A. : *Up to 20-5-1952.*
Sri Abu Baker, M.A. : *From 22-5-1952 to 12-10-1952.*
Sri K. Henjerappa, B.A., B.L. : *From 13-10-1952.*
Commissioner,
Bangalore City Corporation.

(4) Sri N. Neelakantappa, B.A., B.E., M.I.E. : *Up to 9-7-1952.*
Sri D. S. Venkanna, B.Sc., B.E., M.I.E. : *From 9-7-1952 to 25-10-1952.*
Sri K. S. Gangadhara, B.E. : *From 26-10-1952.*
Chief Engineer in Mysore (Roads Buildings).

(5) Dr. T. Chandrasekhariah, B.A., M.B.B.S.,
Director of Public Health in Mysore.

(6) Sri T. Rangamalliah, B.Sc.,
Deputy Commissioner,
Bangalore District.

(7) Sri B. R. Manickam, B.E., M.A.S.C.E., M.A.S.P.O.
Government Architect and
Town Planning Officer.

(8) Mr. G. H. Krumbiegel, F.R.H.S.

(9) Sri H. S. Seetharam, Member,
Bangalore City Corporation.

(10) Sri M. Palaniappan, B.A.,
Member, Legislative Assembly.

(11) Major M. S. Ahluwalia,
D.A.Q.M.G., Bangalore Sub-Area,
(Representative of the Defence Dept.,
Government of India).

At the suggestion of the Committee, the following Members were subsequently ~~added~~ appointed :—

(12) Sri J. B. Mallaradhya, M.A.,
Census Commissioner.

(13) Sri E. V. Ganapathi Iyer, B.Sc.,
Director of Industries and Commerce.

(14) The President, Mysore Chamber of Commerce.

Secretary.—The Engineer Officer, Bangalore City Improvement Trust Board : Sri D. S. R. Rao, B.E., A.M.I.E.

Joint Secretary.—Sri C. G. Ramaiya, Retired Assistant Secretary to Government : (From 1st September 1952).

The following Sub-Committees were constituted by the Committee, for dealing with certain specified matters and formulating preliminary proposals for consideration by the Committee.

I. *Sub-Committee constituted at the Committee Meeting, dated 5th July 1952.*

To examine the existing road system and available transport facilities and recommend measures needed to improve them :—

Chairman :

(1) Sri N. V. Babu Reddy, B.A.,
Inspector-General of Police.

Members :

(2) Sri K. R. Madhava Rao,
Chairman, City Bus Transport Company.

(3) Sri H. S. Seetharam,
Member, Bangalore City Corporation.

(4) Sri R. Madhavan, B.E., : *Up to 9-11-1952.*
Sri M. H. Manchigiah, B.E. : *10-11-1952.*
Engineer, Corporation of Bangalore.

(5) Sri D. S. R. Rao, B.E., I.M.E.,
Engineer Officer,
Bangalore City Improvement Trust Board.

II. *Sub-Committee constituted at the Committee Meeting, dated 25th July 1952.*

To examine the question of adequately providing open spaces, parks, playgrounds, etc., to review from this standpoint the layouts already prepared and to suggest locations for new shopping centres, etc :—

Chairman :

1. The Director of Public Health.

Members :

2. The Deputy Commissioner,
Bangalore District

3. The Government Architect
and Town Planning Officer.

4. The Health Officer,
Bangalore City Corporation.

5. The Engineer,
Bangalore City Corporation.

6. The Engineer Officer,
Bangalore City Improvement Trust Board.

7. Mr. G. H. Krumbiegel.

The reports of the Sub-Committees were reviewed by the Committee and the proposals finally agreed to have been incorporated in the report in the appropriate chapters.